

ORDINANCE C-105-07

AN ORDINANCE FOR THE REZONING OF 2.97 ACRES LOCATED AT 4401 and 4407 BROADWAY FROM IND-2 & SD-4 to PUD-C

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on November 13, 2007; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

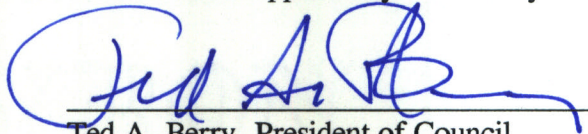
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from IND-2 and SD-4 to PUD-C:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being 1.904 & 1.066 acre tracts conveyed to LWB Investments LLC, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

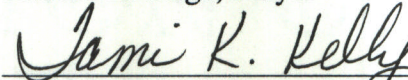
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.


Ted A. Berry, President of Council

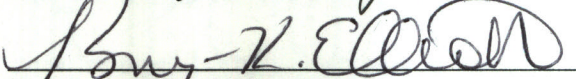
Passed: 02-04-08
Effective: 03-06-08

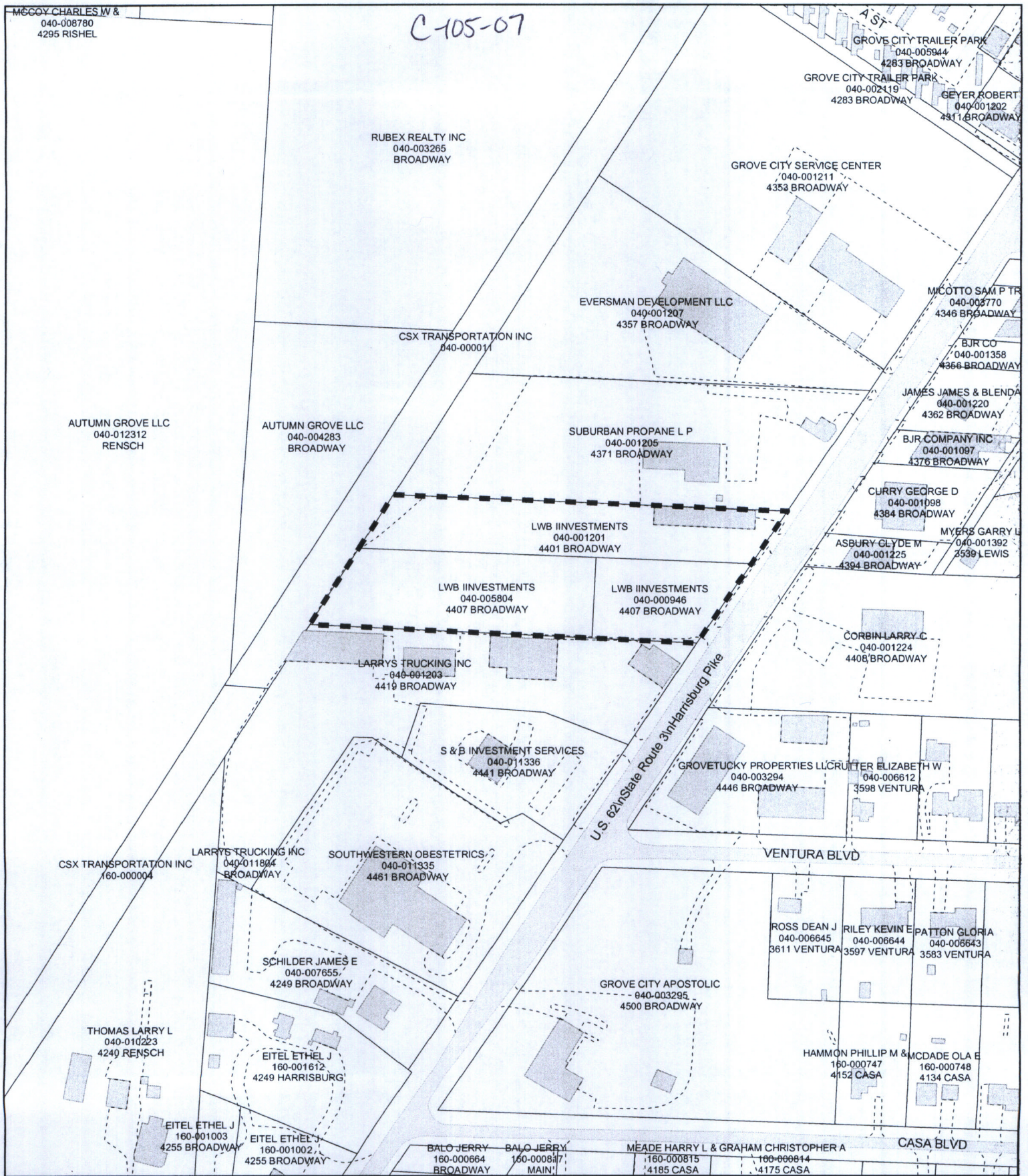
Richard L. Stage, Mayor

Attest:


Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.


Bryan K. Elliott, Director of Law



LWB Investment (4401 & 4407 Broadway)

Method of Rezoning
IND-2 (Heavy Ind.) & SD-4 (Misc.) to PUD-C (Planned Development - Comm.)
PID# 200709040052

Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

Legend

- Site (2.97 ac.)
- Roadway
- Building
- Driveway/Parking

Scale

1 inch equals 200 feet
 1 inch equals 61 meters
 1 inch equals 0.04 miles

0 100 200



400 Feet



Exhibit A
C-105-07

August 30, 2007

LOT SPLIT
A 1.904 ACRE LOT SPLIT BEING 0.523 ACRES
OUT OF A 1.207 ACRE TRACT AND BEING 0.247 ACRES
OUT OF A 0.633 ACRE TRACT AND ALSO BEING 1.134 ACRES OUT OF A
1.181 ACRE TRACT ALL DEEDED TO LWB INVESTMENTS LLC AS
RECORDED IN INSTRUMENT NUMBER 200510050209560
IN VIRGINIA MILITARY SURVEY 1383
CITY OF GROVE CITY
TOWNSHIP OF JACKSON
COUNTY OF FRANKLIN
STATE OF OHIO

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, in Virginia Military Survey 1383 and being a 1.904 acre lot split being 0.523 acres out of a 1.207 acre tract and being 0.247 acres out of a 0.633 acre tract and also being 0.1.134 acres out of a 1.181 acre tract all deeded to LWB Investments LLC as recorded in Instrument Number 200510050209560 of the Recorder's Office, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning at a 1/2" iron pipe found at the southwesterly corner of said 1.181 acre tract, said point being at the northwesterly corner of a 2.7968 acre tract deeded to Larry's Trucking Inc. as recorded in Instrument Number 200109040203732, said point also being on the easterly railroad right-of-way line of CSX Railroad, Successor by merger, Official Record 13276, Page B15, B&O Deed Book 592, Page 1, said point also being the **TRUE POINT OF BEGINNING (P.O.B.)** of the 1.904 acre lot split herein described;

Thence along the westerly line of said 1.181 acre tract and along the easterly railroad right-of-way line, and also passing the northwesterly corner of said 1.181 acre tract, (referenced by a 1/2" iron pipe found, South 0.20 feet and West 0.86 feet), said point being at the southwesterly corner of said 1.207 acre tract, at a distance of 146.96 feet, **North 32 Degrees 45 Minutes 07 Seconds East, a total distance of 245.86 feet** to a 5/8" rebar set at the northwesterly corner of said 1.207 acre tract, said point being at the southwesterly corner of a 2.733 acre tract deeded to Suburban Propane L.P. as recorded in Volume 32527, Page J05, said point also being on the easterly railroad right-of-way line;

Thence leaving said railroad right-of-way line and along the northerly line of said 1.207 acre tract, and also along the southerly line of said 2.733 acre tract, **South 87 Degrees 44 Minutes 21 Seconds East, 242.36 feet** to a 5/8" rebar set on said lines;

Thence crossing said 1.207 acre tract and also crossing said 1.181 acre tract, **South 02 Degrees 15 Minutes 39 Seconds West, 111.57 feet** to a 5/8" rebar set;

The following five (5) courses cross said 0.633 acre tract:

Thence crossing said 1.181 acre tract, **South 87 Degrees 44 Minutes 21 Seconds East, 150.00 feet** to a 5/8" rebar set;

Thence **South 02 Degrees 15 Minutes 39 Seconds West, 70.29 feet** to a 5/8" rebar set;

Thence **South 87 Degrees 44 Minutes 21 Seconds East, 80.00 feet** to a 5/8" rebar set;

Thence **North 33 Degrees 44 Minutes 11 Seconds East, 20.13 feet** to a 5/8" rebar set;

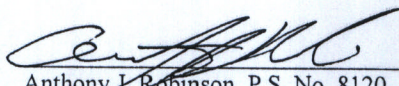
Thence **South 55 Degrees 48 Minutes 24 Seconds East, 25.00 feet** to a mag nail set in a drill hole in concrete, said point being on the easterly line of said 0.633 acre tract, said point also being on the westerly line of a 0.122 acre tract deeded to the City of Grove City as recorded in Instrument Number 199805190121487, said point also being on the westerly right-of-way line of South Broadway (also known as Harrisburg Pike, U.S. 62, width varies);

Thence along said easterly and westerly lines, **South 33 Degrees 44 Minutes 11 Seconds West, 39.80 feet** to a mag nail set in a drill hole in concrete, said point being at the southeasterly corner of said 0.633 acre tract, said point also being at the southwesterly corner of said 0.122 acre tract, said point also being at the northeasterly corner of said 2.7968 acre tract, said point also being at the northwesterly corner of a 0.095 acre tract deeded to the City of Grove City as recorded in Instrument Number 199805190121493, said point also being on the westerly right-of-way line of said South Broadway;

Thence leaving said right-of-way line and along the southerly line of said 0.633 acre tract and along the northerly line of said 2.7968 acre tract, **North 87 Degrees 44 Minutes 21 Seconds West, 608.06 feet** to the **TRUE POINT OF BEGINNING (POB)**, containing 1.904 acres, and subject to all legal easements, restrictions, and right-of-way of record.

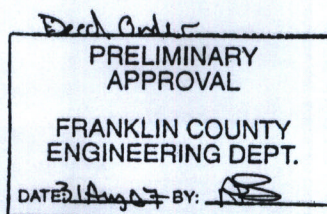
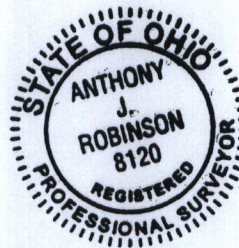
Anthony J. Robinson, Ohio Surveyor No. 8120, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in August 2007. All iron pins set are 5/8"x30" rebar with a yellow plastic cap stamped "BRH GROUP". Basis of bearings are based on the construction centerline of South Broadway as referenced by the 1998 Construction Plans for Street Improvements on file with the city of Grove City Engineer. Bearing North 33 Degrees 44 Minutes 11 Seconds East.

BRH Group Inc.


Anthony J. Robinson, P.S. No. 8120
Job # 20219

8-30-07

Date



August 30, 2007

LOT SPLIT
A 1.066 ACRE LOT SPLIT BEING 0.674 ACRES
OUT OF A 1.207 ACRE TRACT AND BEING 0.346 ACRES
OUT OF A 0.633 ACRE TRACT AND ALSO BEING 0.0460 ACRES OUT OF A
1.181 ACRE TRACT ALL DEEDED TO LWB INVESTMENTS LLC AS
RECORDED IN INSTRUMENT NUMBER 200510050209560
IN VIRGINIA MILITARY SURVEY 1383
CITY OF GROVE CITY
TOWNSHIP OF JACKSON
COUNTY OF FRANKLIN
STATE OF OHIO

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, in Virginia Military Survey 1383 and being a 1.066 acre lot split being 0.674 acres out of a 1.207 acre tract and being 0.346 acres out of a 0.633 acre tract and also being 0.0460 acres out of a 1.181 acre tract all deeded to LWB Investments LLC as recorded in Instrument Number 200510050209560 of the Recorder's Office, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning for a **POINT OF COMMENCEMENT (P.O.C.)** at a 1/2" iron pipe found at the southwesterly corner of said 1.181 acre tract, said point being at the northwesterly corner of a 2.7968 acre tract deeded to Larry's Trucking Inc. as recorded in Instrument Number 200109040203732, said point also being on the easterly railroad right-of-way line of CSX Railroad, Successor by merger, Official Record 13276, Page B15, B&O Deed Book 592, Page 1;

Thence along the westerly line of said 1.181 acre tract and along the easterly railroad right-of-way line, and also passing the northwesterly corner of said 1.181 acre tract, (referenced by a 1/2" iron pipe found, South 0.20 feet and West 0.86 feet), said point being at the southwesterly corner of said 1.207 acre tract, at a distance of 146.96 feet, **North 32 Degrees 45 Minutes 07 Seconds East, a total distance of 245.86 feet** to a point at the northwesterly corner of said 1.207 acre tract, said point being at the southwesterly corner of a 2.733 acre tract deeded to Suburban Propane L.P. as recorded in Volume 32527, Page J05, said point also being on the easterly railroad right-of-way line;

Thence leaving said railroad right-of-way line and along the northerly line of said 1.207 acre tract, and also along the southerly line of said 2.733 acre tract, **South 87 Degrees 44 Minutes 21 Seconds East, 242.36 feet** to a 5/8" rebar set on said lines, said point being the **TRUE POINT OF BEGINNING (P.O.B.)** of the 1.066 acre lot split herein described;

Thence continuing along said lines, **South 87 Degrees 44 Minutes 21 Seconds East, 370.65 feet**, to a mag nail set in a drill hole in concrete at the northeasterly corner of said 1.207 acre tract, said point also being on the southeasterly corner of said 2.733 acre tract, said point also being on the southwesterly corner of a 0.190 acre tract deeded to the City of Grove City as recorded in Instrument Number 199807070168645, said point also being at the northwesterly corner of a 0.083 acre tract deeded to the City of Grove City as recorded in Instrument Number 199805190121483, said point also being on the westerly right-of-way line of South Broadway (also known as Harrisburg Pike, U.S. 62, width varies);

Thence along the easterly line of said 1.207 acre tract and along the westerly line of said 0.083 acre tract and also along the westerly right-of-way line of said South Broadway, **South 33 Degrees 44 Minutes 11 Seconds West, 208.61** to a mag nail set in a drill hole in concrete on the easterly line of said 0.633 acre tract, said point also being on the westerly line of a 0.122 acre tract deeded to the City of Grove City as recorded in Instrument Number 199805190121487, said point also being on the westerly right-of-way line of said South Broadway;

The following five (5) courses cross said 0.633 acre tract:

Thence leaving said right-of-way line, **North 55 Degrees 48 Minutes 24 Seconds West, 25.00 feet** to a 5/8" rebar set;

Thence **South 33 Degrees 44 Minutes 11 Seconds West, 20.13 feet** to a 5/8" rebar set;

Thence **North 87 Degrees 44 Minutes 21 Seconds West, 80.00 feet** to a 5/8" rebar set;

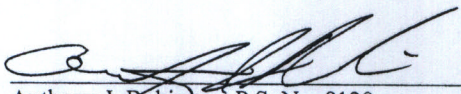
Thence **North 02 Degrees 15 Minutes 39 Seconds East, 70.29 feet** to a 5/8" rebar set;

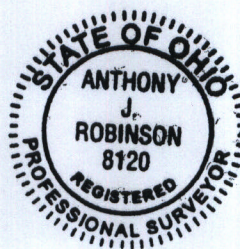
Thence crossing said 1.181 acre tract, **North 87 Degrees 44 Minutes 21 Seconds West, 150.00 feet** to a 5/8" rebar set;

Thence crossing said 1.207 acre tract, **North 02 Degrees 15 Minutes 39 Seconds East, 111.57 feet** to the **TRUE POINT OF BEGINNING (POB)**, containing 1.066 acres, and subject to all legal easements, restrictions, and right-of-way of record.

Anthony J. Robinson, Ohio Surveyor No. 8120, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in August 2007. All iron pins set are 5/8"x30" rebar with a yellow plastic cap stamped "BRH GROUP". Basis of bearings are based on the construction centerline of South Broadway as referenced by the 1998 Construction Plans for Street Improvements on file with the city of Grove City Engineer. Bearing North 33 Degrees 44 Minutes 11 Seconds East.

BRH Group Inc.

 8-30-07
Anthony J. Robinson, P.S. No. 8120 Date
Job # 20219



Deed order

PRELIMINARY APPROVAL	
FRANKLIN COUNTY ENGINEERING DEPT.	
DATE 8-14-07	BY: 